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STATEMENT OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of HaNoi – KinhBac Agriculture And Food Joint Stock Company presents this report together with the Company's reviewed Interim Separate financial statements for the period ended June 30, 2026.

THE COMPANY

Hanoi - KinhBac Agriculture and Food Joint Stock Company (hereinafter referred to as "the Company"), formerly Hanoi - KinhBac Trading and Investment Joint Stock Company, operates under the Business Registration Certificate No. 0104246382 issued by the Hanoi Department of Planning and Investment for the first time on November 9, 2009, changes, and the 16th change registration on August 22, 2018.

According to the 16th amended Business Registration Certificate dated August 22, 2018, the Company's charter capital is: VND 515,999,990,000 (In words: Five hundred and fifteen billion, nine hundred and ninety-nine million, nine hundred and ninety thousand VND).

The abbreviated Company's name is: Hanoi-Kinhbac Agrifood., JSC.

The Company's shares are traded on the UpCOM market under the stock ticker symbol HKB. Pursuant to the decisions issued by the Hanoi Stock Exchange (HNX), HKB shares remain subject to trading restrictions under Decision No. 298/QĐ-SGDHN dated 1 April 2026 and, concurrently, have been placed under warning status pursuant to Decision No. 696/QĐ-SGDHN dated 27 May 2026.

Registered office address: 2nd Floor, Building A4, No. 232, Pham Van Dong Street, Phu Dien Ward, Hanoi City.

Head office address: No. 08, Lot TT-03, Hai Dang City urban area, lane 2 Ham Nghi street, Tu Liem ward, Hanoi.

BOARD OF MANAGEMENT, BOARD OF SUPERVISORS AND BOARD OF GENERAL DIRECTORS

Members of Boards of Management, Supervisors and General Directors who held the Company during the period and at the date of this report are as follows:

Board of Management

Mr. Duong Quang Lu	Chairman
Mr. Truong Danh Hung	Member (Relieved of duties effective from 2 February 2026)
Mrs. Nguyen Phuong Anh	Independent Board Member
Mr. Do Duong Thong	Independent Board Member
Mr. Hoang Tuan Anh	Independent Board Member

Board of Supervisors

Mrs. Tran Thi Van	Head of the Board
Mrs. Pham Thi Hai An	Member
Mr. Pham Anh Quan	Member

Board of General Directors

Mr. Duong Quang Lu	General Director
Mr. Truong Danh Hung	Deputy General Director (Relieved of duties effective from 2 February 2026)
Mr. Uong Huy Dong	Deputy General Director

STATEMENT OF THE BOARD OF GENERAL DIRECTORS (CONTINUED)

SUBSEQUENT EVENTS

According to the Board of General Directors, in the material respects, there have been no other significant events occurring after the balance sheet date, affecting the financial position and operation of the Company which would require adjustments or disclosures to be made in the Interim Separate financial statements for the period ended June 30, 2026.

AUDITORS

The Company's Interim Separate financial statements for the period ended June 30, 2026 have been reviewed by CPA VIETNAM Auditing Company limited - A Member Firm of INPACT.

RESPONSIBILITY OF THE BOARD OF GENERAL DIRECTORS

The Company's Board of General Directors is responsible for preparing the Interim Separate financial statements, which give a true and fair view of the financial position of the Company as at 30/06/2026 as well as of its income and cash flow statements for the period then ended, complying with Vietnamese Standards on Accounting, Vietnamese Accounting System and relevant regulations in preparation and disclosure of Interim Separate financial statements. In preparing these Interim Separate financial statements, the Board of General Directors is required to:

- Select appropriate accounting policies and apply them consistently;
- Make judgments and estimates prudently;
- State clearly whether the Accounting Standards applied to the Company are followed or not, and all the material differences from these standards are disclosed and explained in the Interim Separate financial statements;
- Design and effectively implement the internal control system in order to ensure that the preparation and presentation of the Interim Separate financial statements are free from material misstatements due to frauds or errors;
- Prepare the Interim Separate financial statements of the Company on the going-concern basis, except for the cases that the going-concern assumption is considered inappropriate.

The Board of General Directors is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and to ensure that the Interim Separate financial statements comply with Vietnamese Standards on Accounting, Vietnamese Accounting System and relevant legal regulations in preparation and presentation of the Interim Separate financial statements. The Board of General Directors is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Board of General Directors confirms that the Company has complied with the above requirements in preparing the Interim Separate financial statements.

For and on behalf of the Board of General Directors,



Duong Quang Lu
Chairman of Board of Management & General Director
Hanoi, August 17, 2026

*No: 193/2026/BCSX-CPA VIETNAM-NVI***INTERIM FINANCIAL STATEMENTS REVIEW REPORT**

To: **Shareholders**
Boards of Management, Supervisors and General Directors
HaNoi - KinhBac Agriculture And Food Joint Stock Company

We have reviewed the accompanying Interim Separate financial statements of HaNoi - KinhBac Agriculture And Food Joint Stock Company prepared on August 17, 2026, from page 06 to page 33, including the Interim Separate Balance Sheet as at June 30, 2026, and the Interim Separate Income Statement, and Interim Separate Cash flow Statement for the period then ended, and Notes to the Interim Separate financial statements.

The Board of General Directors' responsibility

The Company's Board of Directors is responsible for the preparation and presentation of these Interim Separate financial statements comply with Vietnamese Standards on Accounting, Vietnamese Accounting System and relevant legal regulations in preparing and Interim Separate financial statements and for such internal control as the Board of Director determine is necessary to enable the preparation of Interim Separate financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express a conclusion on the Interim Separate financial statements based on our review conducted in accordance with Vietnamese Standards on Auditing. However, because of the matters described in the "Basis for Disclaimer of Conclusion" paragraph, we were not able to obtain sufficient appropriate audit evidence to provide a basis for a conclusion.

Basis for Disclaimer of Conclusion

As presented in Note 5.4 to the Company's separate interim financial statements, the advance to Mr. Nguyen Chi Dang amounted to VND 4,034,402,737 as at 30 June 2026 (as at 1 January 2026: VND 4,034,402,737) and arose in 2016. We were unable to obtain sufficient appropriate audit evidence regarding the existence and recoverability of this advance at the aforementioned dates. Accordingly, we were unable to determine whether any adjustments to this balance were necessary, or the corresponding effects thereof on other items presented in the accompanying separate interim financial statements of the Company.

As presented in Note 5.7 to the Company's separate interim financial statements, the cost of inventories found to be deficient based on the physical inventory count amounted to VND 1,776,806,381 as at 30 June 2026 (as at 1 January 2026: VND 1,776,806,381). The Company has not yet determined the cause of the inventory shortage and has not made appropriate adjustments to the value of the aforementioned inventory shortage. We were unable to obtain sufficient appropriate evidence; therefore, we were unable to conclude on the appropriateness of the value of the inventory shortage and its effects on other items presented in the Company's separate interim financial statements for the accounting period ended 30 June 2026.

As presented in Note 5.11 to the Company's separate interim financial statements, long-term financial investments are presented at cost amounting to VND 462,000,000,000 as at 30 June 2026 (as at 1 January 2026: VND 462,000,000,000). We performed review procedures but were unable to obtain sufficient reliable and appropriate evidence to assess the recoverability of these investments. Accordingly, we were unable to determine whether any adjustments to this item were necessary, or the corresponding effects thereof on other items presented in the accompanying separate interim financial statements of the Company.

As presented in Note 4 to the Company's separate interim financial statements, as at 30 June 2026, the Company's current liabilities exceeded its current assets by VND 165,562,690,872, including overdue payables of VND 83,861,754,670. For the accounting period ended on the same date, the Company incurred a loss of VND 6,426,959,927 from its separate business operations. The Company had accumulated losses of VND 157,769,059,873 as at 30 June 2026. These conditions indicate the existence of a material uncertainty that may cast significant doubt on the Company's ability to continue as a going concern. The separate interim financial statements have been prepared on a going concern basis; however, we were unable to obtain sufficient appropriate evidence regarding the feasibility of the General Director's plan to maintain the Company's ability to continue as a going concern.

Disclaimer of Conclusion

Because of the significance of the matters described in the "Basis for Disclaimer of Conclusion" paragraph, we have not been able to obtain sufficient appropriate evidence to provide a basis for a conclusion. Accordingly, we do not express a conclusion on the accompanying Interim Separate financial statements.

Other Matter

The Chairman of Board of Management concurrently holding the position of General Director is not in compliance with the regulations on corporate governance for public companies.



Phan Thanh Nam

Deputy General Director

Audit Practising Registration Certificate

No: 1009-2023-137-1

Power of Attorney No: 02/2026/UQ-CPA VIETNAM dated 02/01/2026 of Chairman

For and on behalf of

CPA VIETNAM AUDITING COMPANY LIMITED

An Independent member of INPACT

Ha Noi, August 17, 2026

HANOI - KINHBAO AGRICULTURE AND FOOD JOINT STOCK COMPANY

No. 08, Lot TT-03, Hai Dang City urban area,
lane 2 Ham Nghi street,
Tu Liem ward, Hanoi

Form B 01a - DN

Issued under Circular 99/2025/TT- BTC
dated 27/10/2025 of the Ministry of Finance

INTERIM SEPARATE BALANCE SHEET

As at 30 June 2026

ASSETS	Code	Note	30/06/2026	01/01/2026
			VND	VND
A - CURRENT ASSETS (100=110+130+140+160)	100		13,168,914,258	12,953,575,160
I. Cash and cash equivalents	110	5.1	487,354,474	224,815,870
1. Cash	111		487,354,474	224,815,870
II. Short- term receivables	130		11,752,509,862	11,799,709,368
1. Short-term receivables from customers	131	5.2	78,018,853,927	78,018,853,927
2. Prepayments to sellers in short-term	132	5.3	2,047,093,531	2,337,093,531
3. Other short-term receivables	135	5.4	10,250,687,762	10,007,887,268
4. Short-term allowances for doubtful debts	136	5.5	(79,246,767,358)	(79,246,767,358)
5. Shortage of assets awaiting resolution	137	5.6	682,642,000	682,642,000
III. Inventories	140	5.7	23,000,000	23,000,000
1. Inventories	141		1,799,806,381	1,799,806,381
2. Allowances for devaluation of inventories	142		(1,776,806,381)	(1,776,806,381)
IV. Other current assets	160		906,049,922	906,049,922
1. Deductible value added tax	162		906,049,922	906,049,922
B - LONG-TERM ASSETS (200=220+250+260+270)	200		549,888,373,485	552,752,054,229
I. Fixed assets	220		74,567,706,945	77,097,826,538
1. Tangible fixed assets	221	5.12	67,419,706,945	69,949,826,538
- Historical Costs	222		112,897,797,385	112,897,797,385
- Accumulated depreciation	223		(45,478,090,440)	(42,947,970,847)
2. Intangible fixed assets	227	5.10	7,148,000,000	7,148,000,000
- Historical Costs	228		7,148,000,000	7,148,000,000
- Accumulated amortization	229		-	-
II. Long-term assets in progress	250		4,461,722,727	4,461,722,727
1. Construction in progress	252	5.8	4,461,722,727	4,461,722,727
III. Long-term investments	260	5.11	462,000,000,000	462,000,000,000
1. Investments in subsidiaries	261		434,000,000,000	434,000,000,000
2. Investments in equity of other entities	263		28,000,000,000	28,000,000,000
IV. Other Long-term assets	270		8,858,943,813	9,192,504,964
1. Long-term deferred expenses	271	5.9	8,858,943,813	9,192,504,964
TOTAL ASSETS (280 = 100+200)	280		563,057,287,743	565,705,629,389

HANOI - KINHBAC AGRICULTURE AND FOOD JOINT STOCK COMPANY

No. 08, Lot TT-03, Hai Dang City urban area,
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Issued under Circular 99/2025/TT- BTC
dated 27/10/2025 of the Ministry of Finance

INTERIM SEPARATE BALANCE SHEET (CONTINUED)

As at 30 June 2026

RESOURCES	Code	Note	30/06/2026 VND	01/01/2026 VND
C- LIABILITIES (300=310+330)	300		189,309,452,649	185,530,834,368
I. Short-term liabilities	310		178,731,605,130	174,160,336,849
1. Short-term trade payables	311	5.14	14,235,618,370	14,181,683,853
2. Short-term prepayments from customers	312	5.15	4,769,870,295	5,166,422,295
3. Short-term Taxes and other payables to State Treasury	314	5.16	155,830,468	166,109,370
4. Payables to employees	315		3,282,218,255	3,599,413,255
5. Short-term accrued expenses	316	5.17	71,792,939,393	66,551,579,727
6. Other short-term payables	320	5.18	226,168,679	226,168,679
7. Short-term borrowings and finance lease liabilities	321	5.13	84,091,754,670	84,091,754,670
8. Bonus and welfare funds	323		177,205,000	177,205,000
II. Long-term liabilities	330		10,577,847,519	11,370,497,519
1. Long-term borrowings and finance lease liabilities	339	5.13	10,577,847,519	11,370,497,519
D- OWNERS' EQUITY	400	5.19	373,747,835,094	380,174,795,021
1. Contributed capital	411		515,999,990,000	515,999,990,000
- Ordinary shares with voting rights	411a		515,999,990,000	515,999,990,000
2. Development and investment funds	418		15,516,904,967	15,516,904,967
3. Undistributed profit after tax	420		(157,769,059,873)	(151,342,099,946)
- Undistributed profit after tax brought forward	420a		(151,342,099,946)	(138,396,744,958)
- Undistributed profit after tax for the current period	420b		(6,426,959,927)	(12,945,354,988)
TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300+400)	440		563,057,287,743	565,705,629,389

Preparer

Tong
Trinh Thi Diem

Chief Accountant

Tong

Trinh Thi Diem

Ha Noi, August 17, 2026

Chairman of Board of
Management & General
Director



Duong Quang Lu
Duong Quang Lu

INTERIM SEPARATE INCOME STATEMENT

For the period ended 30 June 2026

ITEMS	Code	Note	For the period ended 30 June 2026	For the period ended 30 June 2025
			VND	VND
1. Revenues from sales and services rendered	01	6.1	3,153,744,515	3,222,301,871
2. Revenue deductions	02		-	-
3. Net revenues from sales and services rendered (10 = 01-02)	10		3,153,744,515	3,222,301,871
4. Cost of goods sold	11	6.2	1,937,406,762	1,931,802,532
5. Gross profit from sales and services rendered (20 = 10-11)	20		1,216,337,753	1,290,499,339
6. Gain/(loss) on sale and disposal of investment properties	21		-	-
7. Financial income	22	6.3	10,667	192,368
8. Financial expenses	23	6.4	5,241,359,666	5,241,359,667
<i>In which: interest expenses</i>	24		5,241,359,666	5,241,359,667
9. Selling expenses	25		-	-
10. General administrative expenses	26	6.5	2,325,866,064	2,249,984,219
11. Net profits from operating activities {30 = 20+21+22-(23+25+26)}	30		(6,350,877,310)	(6,200,652,179)
12. Other income	31	6.6	204,527	27,213
13. Other expenses	32	6.6	76,287,144	98,298,092
14. Other profits (40 = 31-32)	40		(76,082,617)	(98,270,879)
15. Total net profit before tax(50 = 30+40)	50		(6,426,959,927)	(6,298,923,058)
16. Current corporate income tax expenses	51	6.7	-	-
17. Deferred corporate income tax expenses	52	6.7	-	-
18. Profit after Corporate income tax (60 = 50-51-52)	60		(6,426,959,927)	(6,298,923,058)

Ha Noi, August 17, 2026

Preparer

Chief Accountant

Chairman of Board of
Management & General Director


Trinh Thi Diem


Trinh Thi Diem


Duong Quang Lu

INTERIM SEPARATE CASH FLOW STATEMENT

(Indirect method)

For the period ended 30 June 2026

ITEMS	Code	Note	For the period ended 30 June 2026	For the period ended 30 June 2025
			VND	VND
I. Net cash flows from operating activities				
1. Profit before tax	01		(6,426,959,927)	(6,298,923,058)
2. Adjustments for				
- Depreciation of fixed assets and investment properties	02		2,530,119,593	2,565,287,076
- Gains (losses) on investing activities	05		-	(192,368)
- Interest expenses	06		5,241,359,666	5,241,359,667
3. Operating profit before changes in working capital	08		1,344,519,332	1,507,531,317
- Increase (decrease) in receivables	09		47,199,506	(247,220,254)
- Increase (decrease) in payables	11		(670,091,385)	120,095,959
- (Increase) decrease deferred expenses	12		333,561,151	292,092,807
Net cash flows from operating activities	20		1,055,188,604	1,672,499,829
II. Cash flows from investing activities				
1. Proceeds from interests, dividends and distributed profits	27		-	192,368
Net cashflow from investing activities	30		-	192,368
III. Cash flows from financing activities				
1. Repayments of borrowing principals	34		(792,650,000)	(1,195,229,925)
Net cashflow from financing activities	40		(792,650,000)	(1,195,229,925)
Net cashflow during the period (50 = 20+30+40)	50		262,538,604	477,462,272
Cash and cash equivalents at beginning of the period	60		224,815,870	185,289,444
Effect of exchange rate fluctuations	61		-	-
Cash and cash equivalents at end of the period (70 = 50+60+61)	70	5.1	487,354,474	662,751,716

Ha Noi, August 17, 2026

Preparer

Chief Accountant

Chairman of Board of
Management & General
Director


Trinh Thi Diem


Trinh Thi Diem



Duong Quang Lu

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period ended 30 June 2026

1. COMPANY INFORMATION**1.1 Structure of ownership**

Hanoi - KinhBac Agriculture And Food Joint Stock Company, formerly Hanoi - KinhBac Trading and Investment Joint Stock Company, operates under Business Registration Certificate No. 0104246382 issued by the Hanoi Department of Planning and Investment for the first time on November 9, 2009, changes, 16th change registration on August 22, 2018.

According to the 16th amended Business Registration Certificate dated August 22, 2018, the Company's charter capital is: VND 515,999,990,000 (In words: Five hundred and fifteen billion, nine hundred and ninety-nine million, nine hundred and ninety thousand VND).

Foreign-language name of the Company: Hanoi - Kinhbac Agriculture and Food Joint Stock Company.

The abbreviated Company's name is: Hanoi-Kinhbac Agrifood., JSC.

Registered office address: 2nd Floor, Building A4, No. 232, Pham Van Dong Street, Phu Dien Ward, Hanoi City.

Head office address: No. 08, Lot TT-03, Hai Dang City urban area, lane 2 Ham Nghi street, Tu Liem ward, Hanoi.

The Company's shares are traded on the UPCOM market under the stock code HKB. Pursuant to the decisions of the Hanoi Stock Exchange, trading in the HKB shares is currently subject to trading restrictions in accordance with Decision No. 298/QĐ-SGDHN dated 1 April 2026 and, at the same time, the shares have been placed under warning status pursuant to Decision No. 696/QĐ-SGDHN dated 27 May 2026.

The number of employees of the Company as at June 30, 2026 is 5 people (as at December 31, 2025: 6 people).

1.2 Operating industries and principal activities

Company's business lines:

- Wholesale of rice;
- Processing and preserving meat and meat products;
- Retailing of food in specialized stores, details: Retailing of meat and meat products, aquatic products, vegetables, fruits, sugar, milk and dairy products, cakes, jams, candies and products processed from cereals, flour, starch, other foods in specialized stores: ground coffee, instant coffee, tea, black beans, green beans, soybeans;
- Producing animal and vegetable oils and fats;
- Wholesale of food, details: Wholesale of meat and meat products, aquatic products, vegetables, fruits, coffee, tea, sugar, milk and dairy products, candies and products processed from cereals, flour, starch, other foods, eggs and egg products, oil, animal and vegetable fats, pepper, other spices, pet food;
- Milling and producing raw flour; Processing and preserving aquatic products and aquatic products; Processing and preserving vegetables and fruits; Production of construction materials from clay; Casting iron and steel; Warehousing and storage of goods (except real estate business); Salt exploitation;
- Production of construction wood products; Production of starch and starch products;
- Short-term accommodation services, details: Hotel services; Guesthouses, motels providing short-term accommodation services (excluding bars, karaoke rooms, and dance halls);
- Mining of iron ore; Mining of rare metal ores; Production of non-ferrous metals and precious metals; Production of corrugated paper, corrugated cardboard, packaging from paper and cardboard; Production of plastic products, details: Production of plastic packaging;

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

1.2 Operating industries and principal activities (Continued)

- Trading in real estate, land use rights owned, used or leased, details: Trading in real estate;
- Wholesale of separate items; Wholesale of beverages; Wholesale of other materials and installation equipment in construction, details: Wholesale of bamboo, wood and processed wood, cement, bricks, tiles, stones, sand, gravel, construction glass, paint, varnish, tiles and sanitary equipment, hardware, other materials and installation equipment in construction; Other specialized wholesale not classified elsewhere, details: - Wholesale of chemical glues; - Wholesale of incense, incense and aromatic preparations when burned; - Wholesale of fertilizers; - Wholesale of other chemicals (except those used in agriculture);
- Exploitation of chemical minerals and fertilizer minerals;
- Forest planting and care; Timber exploitation (except those prohibited by the State);
- Retail sale of other new goods in specialized stores, details: Retail sale of souvenirs, wickerwork, handicrafts in specialized stores; Production of basic chemicals;
- Agents, brokers, auctioneers, details: - Agents for purchasing, selling, consigning goods; - Commercial brokerage;
- Other remaining business support services not elsewhere classified, details: - Entrusting and receiving entrustment for exporting and importing goods; - Importing and exporting goods traded by the Company;
- Production of other chemical products not elsewhere classified, details: - Production of glues and prepared substances; - Production of all kinds of incense;
- Mining of other non-ferrous metal ores;
- Wholesale of agricultural and forestry raw materials (except wood, bamboo, rattan) and live animals, details: Wholesale of rice, corn and other cereal grains: black beans, green beans, soybeans, food and raw materials for making feed for livestock, poultry and aquatic products, other agricultural and forestry raw materials: wholesale of seeds, oil-bearing fruits, cassava chips;
- Manufacture of other food products not elsewhere classified, details: Roasting and filtering coffee; Production of coffee products such as: instant coffee, filtered coffee, coffee extracts and concentrated coffee; Production of coffee substitutes; Blending of tea and additives; Production of extracts and preparations from tea or tea; Other preparations from rice;
- Retail sale of beverages in specialized stores (excluding bars, karaoke rooms, and dance halls); Restaurants and mobile food services (excluding bars, karaoke rooms, and dance halls);
- Forestry service activities; Production of plywood, veneer, plywood, and other thin boards; Production of animal feed, poultry feed, and aquatic products;
- Other mining not elsewhere classified, details: Mining and exploitation of minerals and other raw materials not elsewhere classified such as: Raw materials for grinding stones, precious stones, minerals, natural graphite, and other additives, precious stones, quartz powder, mica;
- Exploitation of other forest products except wood (Except those prohibited by the State);
- Production of other products from wood; production of products from bamboo, rattan, straw, thatch and plaiting materials;
- Retail sale of food in specialized stores; Production of refractory products; Casting of non-ferrous metals; Exploitation of stone, sand, gravel, clay; Production of wooden packaging; Production of cement, lime and plaster./.

The principal activities of the Company this period: Agricultural products trading and warehouse rental

1.3 Normal operating cycle

The Company's normal operating cycle is 12 months.

HANOI - KINHBAC AGRICULTURE AND FOOD JOINT STOCK COMPANY

No. 08, Lot TT-03, Hai Dang City urban area, lane 2

Ham Nghi street,

Tu Liem ward, Hanoi

Form B 09a - DN

Issued under Circular 99/2025/TT- BTC
dated 27/10/2025 of the Ministry of Finance**NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)**

For the period ended 30 June 2026

1.4 The Company structure

As of June 30, 2026, the Company has the following subsidiaries and affiliated units:

No	Name	Address	Capital contribution ratio (%)	Voting Ratio (%)	Major business lines	Other information
Directly owned subsidiaries						
1	Hung Loc Phat Gia Lai Agricultural Joint Stock Company	Gia Lai, Vietnam	88.89%	88.89%	Production, cultivation, wholesale of agricultural and forestry raw materials (except wood, bamboo and rattan); and live animals	Operating under Business Registration Certificate No. 5901023354 first issued by the Department of Planning and Investment of Gia Lai province on December 1, 2015. Charter capital: 90,000,000,000 VND
2	Lumex Vietnam Agricultural Joint Stock Company	Hanoi, Vietnam	83.42%	83.42%	Production of fertilizers and nitrogen compounds	Operating under Business Registration Certificate No. 0105740851, first registered on December 19, 2011 issued by the Department of Planning and Investment of Hanoi City. Charter capital: 410,000,000,000 VND
Indirectly owned subsidiaries						
1	Tan Hung Trading - Import Export Joint Stock Company	Hanoi, Vietnam	70.33%	83.33%	Wholesale of automobiles and other motor vehicles; Wholesale of agricultural and forestry raw materials (except wood, bamboo); and live animals	Operating under Business Registration Certificate No. 0307863126, first registered on March 31, 2009, issued by the Department of Planning and Investment of Ho Chi Minh City. Charter capital: 50,000,000,000 VND
Affiliated units						
1	Gia Lai Branch	Gia Lai, Vietnam				

1.5 Statement on the comparability of information in the Interim Separate financial statements

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the Accounting Regime for Enterprises, which replaces the Accounting Regime for Enterprises issued under Circular No. 200/2014/TT-BTC dated 22 December 2014 and Circular No. 53/2016/TT-BTC dated 21 March 2016 of the Ministry of Finance. Circular No. 99/2025/TT-BTC is applicable to financial years beginning on or after 1 January 2026.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

1.5 Statement on the comparability of information in the Interim Separate financial statements (Continued)

The Company has applied the guidance under Circular No. 99/2025/TT-BTC since 1 January 2026. In the event that the application of this Circular results in changes to the presentation of the separate interim financial statements, the Company will restate or reclassify the comparative figures in accordance with the applicable regulations. Accordingly, the accounting information and figures presented in the separate interim financial statements are comparable, as they have been calculated and presented consistently.

2. ACCOUNTING PERIOD, MONETARY UNIT IN ACCOUNTING**Accounting period**

The Company's fiscal year applicable for the preparation of its financial statements starts on 1st January and ends on 31st December of the solar year.

The Company's Interim Separate financial statements have been prepared for the period ended June 30, 2026.

Accounting currency

The accompanying Interim Separate financial statements are expressed in Vietnam Dong (VND).

3. ADOPTED ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM**Adopted Accounting System**

The Company applies the Vietnamese Accounting Regime for Enterprises issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance.

Statements for the compliance with Accounting Standards and System

The Company's Board of General Directors ensures to follow all the requirements of the Vietnamese Accounting Standards and System, which were issued to guide the preparation and presentation of the Interim Separate financial statements.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The following are the main accounting policies applied by the Company in preparing Interim Separate financial statements:

Basis of preparation of the Interim Separate financial statements

The accompanying Interim Separate financial statements are presented in Vietnam Dong (VND), according to the principal of historical cost and in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting Regime and relevant legal regulations regarding the preparation and presentation of the Interim Separate financial statements.

The Interim Separate financial statements are prepared on the basis of aggregating data of the affiliated units and the financial statements of the Company's Office, the major transactions and balances between the Company's Office and the affiliated units and between the units have been eliminated when presenting the Interim Separate financial statements.

These are the Interim Separate financial statements of the Company, which do not include the interim financial statements of its subsidiaries. Users are advised to read them in conjunction with the Company's consolidated interim financial statements for the financial period ended 30/06/2026, to obtain complete information regarding the Company's financial position, business performance, and cash flows for the period.

The accompanying Interim Separate financial statements are not intended to present the financial position, business performance and cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**Going concern assumption**

As at 30 June 2026, the Company's current liabilities exceeded its current assets by VND 165,562,690,872, of which overdue liabilities amounted to VND 83,861,754,670. For the accounting period ended on the same date, the Company incurred a loss of VND 6,426,959,927 from its separate business operations. The Company had accumulated losses of VND 157,769,059,873 as at 30 June 2026. The Board of General Directors has assessed this matter and developed a Remedial Plan, which includes:

- Seek domestic and foreign partners to cooperate in the development of a rooftop solar power project by leasing the roofs of two warehouses located at Lot 1.5.2, Nhon Hoa Industrial Park, An Nhon Town, Binh Dinh Province, with a land area of 19,968 m² and a land use term until 17 July 2059; and Lot 2.5.1, Nhon Hoa Industrial Park, An Nhon Town, Binh Dinh Province, with a land area of 15,505.34 m² and a land use term until 17 July 2059.
- Seek domestic and foreign partners to implement a solar power project on a portion of the 546-hectare land area located in Sub-zone 228, Ea Bung Commune, Ea Sup District, Dak Lak Province, together with a combined forestry and agroforestry development project.
- Negotiating the extension of repayment terms for personal loan debts.

The Board of General Directors believes that the Company will continue its operations for at least the next 12 months. Accordingly, the Board of General Directors has decided to prepare the Company's Interim Separate financial statements on a going concern basis. The accompanying Interim Separate financial statements do not include any adjustments that may arise from the outcome of the above events.

Accounting estimates

The preparation of the financial statements in conformity with Vietnamese Accounting Standards requires the Board of General Directors to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the accounting period. Actual results may differ from those estimates and assumptions.

Cash and cash equivalents

Cash comprises cash on hand, cash in bank.

Financial investments***Investments in subsidiaries and other investments***

Investments in subsidiaries over which the Company has control are stated at cost method in the Interim Separate financial statements.

Profit distributions that Company received from the accumulated profits of the subsidiaries after the Company obtains control rights are recognized in the interim separate income statement. Other distributions are considered a recovery of investment and are deducted to the investment value.

Other investments are initially recognized at cost, comprising the purchase price and directly attributable acquisition costs. Subsequent to initial recognition, these investments are measured at cost less provision for impairment losses on investments.

Allowance for loss of investments

Allowance for losses of investments in subsidiaries, and investments in equity instruments of other entities is made when there is apparent evidence for impairment in value of the investments as at the balance sheet date.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Receivables

The receivables comprise the customer receivables and other receivables. Receivables are recognized at the carrying amounts less allowances for doubtful debts.

Allowance for doubtful debts is assessed and made for overdue receivables that are difficult to be collected, or the debtor is unable to pay due to dissolution, bankruptcy or similar difficulties.

Inventories

Inventories are measured at the lower of cost and net realizable value. Cost of inventories comprises purchase costs and other costs directly attributable to the acquisition of inventories.

Inventories are accounted for using the perpetual inventory method and are valued using the weighted average method.

Net realizable value is the estimated selling price of inventory items less all estimated costs of completion and costs of marketing, selling and distribution.

The Company's allowance for impairment of inventories is made when there is reliable evidence of impairment of the net realizable value compared to the historical cost of inventories.

Accounting principles and depreciation of tangible fixed assets

Tangible fixed assets are stated at cost and presented at cost less accumulated depreciation. The cost of a fixed asset comprises all costs incurred by the Company to acquire the asset up to the date when the asset is brought to the location and into the condition necessary for it to be capable of operating in the manner intended by the Company.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives. Details are as follows:

	<u>Depreciation period</u>
	<u>Years</u>
Buildings, structures	15 - 50
Machinery and equipment	06 - 20
Motor vehicles	06 - 10
Office equipment	03 - 05
Others	03 - 15

When tangible fixed assets are sold or disposed of, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the year.

Accounting principles and amortization of intangible fixed assets

Land use rights comprise all actual costs directly attributable to the land used by the Company, including expenditures incurred to obtain land use rights, compensation and site clearance costs, land levelling costs, registration fees, and other related costs.

The Company does not depreciate land use rights with an indefinite useful life.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**Accounting Principles for Prepaid Expenses**

Prepaid expenses comprise costs actually incurred that relate to the operating results of multiple accounting periods. The Company's prepaid expenses comprise the following:

Repair and Maintenance Costs

Significant repair and maintenance costs incurred on a one-off basis are amortized to expenses on a straight-line basis over 24 months.

Prepaid Land Rental

Prepaid land rental represents land rental payments made in advance for the land currently used by the Company. Prepaid land rental is amortized to expenses on a straight-line basis over the corresponding lease term of 23 to 38 years.

Construction in progress

Assets under construction for production, rental, administrative or other purposes are recognized at cost. Such cost comprises service costs and related borrowing costs in accordance with the Company's accounting policies. Depreciation of these assets is applied on the same basis as for other assets, commencing when the assets are brought to the location and into the condition necessary for them to be capable of operating in the manner intended by the Company.

Trade Payables and Other Payables

Trade payables and other payables are monitored in detail by payment terms, payee, currency payable, and other criteria based on the Company's management requirements.

These liabilities are determined with reasonable certainty as to their amounts and timing and are recognized at amounts not lower than the obligations payable. They are classified as follows:

- Trade payables: reflect payables of commercial nature arising from the purchase of goods, services or assets between the Company and sellers that are entities independent of the Company, including payables between the Company and its joint ventures and associates;
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

Dividends and Profit Payables

Dividends are recognized as liabilities when the Company's Board of General Directors, acting under the authorization of the General Meeting of Shareholders, issues a notice of dividend distribution and the Vietnam Securities Depository and Clearing Corporation announces the record date for entitlement to dividends.

Loans

Including loans, excluding loans in the form of bonds or preference shares with terms that the issuer is required to repurchase at a certain point in the future.

The Company monitors loan amounts and financial liabilities in detail by each lender and classifies them into short-term and long-term according to repayment terms.

Expenses directly related to the loan are recognized to financial expenses, except for expenses incurred from a separate loan for investment, construction or production in progress, which are capitalized according to Accounting Standard "Borrowing costs".

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**Accrued expenses**

Accrued expenses are those already recorded in operating expenses in the year but not actually paid to ensure that when these expenses actually occur, they will not have a significant influence on operating expenses based on matching principal between income and expenses.

The Company recognizes Accrued expenses as follows:

- Accrued interest payables: accruing interest expenses according to loan agreements.

Owners' equity

Capital is recorded according to the actual amounts invested by shareholders.

Undistributed profits are determined based on the business results after corporate income tax and the Company's profit distribution or loss handling.

Equity funds are established based on the Company's Charter.

Principals and methods of revenue and other income recognition

Revenue from services is recognized when the outcome of that transaction can be reliably determined. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognized in the year by reference to the percentage of completion of the transaction at the balance sheet date of that period. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- Determine the portion of work completed at the Balance Sheet date; and
- Determine the costs incurred for the transaction as well as the cost to complete the transaction to provide that service.

Revenue from interest income, dividends and profits received and other income:

The revenue is recognized when the Company can obtain economic benefits from the above activities and when it is reliably measured.

Cost of goods sold

Cost of goods sold comprises the cost of services recognized in accordance with the corresponding revenue for the period.

Financial expenses

Finance costs reflect expenses incurred during the period, which primarily comprise borrowing costs.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Current corporate income tax expense

Corporate income tax expenses (or corporate income tax income): is total current income tax expenses (or total current tax) in determining profit or loss of a period.

- Current income tax expenses: are corporate income tax payable calculated on taxable profit during the year and current corporate income tax rate. Current income tax is calculated on taxable income and applicable tax rate during the tax period. Difference between taxable income and accounting profit is from adjustment of differences between accounting profit and taxable income in accordance with current tax policies.

The Company has an obligation to pay corporate income tax at the rate of 17% on taxable profits.

The determination of the Company's income tax is based on current tax regulations. However, these regulations change from time to time and the final determination of corporate income tax depends on the examination results of the competent tax authorities.

Related parties

A party is considered a related party of the Company in case that party is able to control the Company or to cause material effects on the financial decisions as well as the operations of the Company. A party is also considered a related party of the Company in case that party is under the same control or is subject to the same material effects.

When considering the relationship of related parties, the nature of the relationship is focused more than its legal form.

Segment reporting

A segment is a distinguishable component of the Company that is engaged either in providing related products or services (business segment), or in providing products or services within a particular economic environment (geographical segment) that is subject to risks and returns that are different from those of other segments. The Board of General Directors believes that the Company operates mainly in the fields of agricultural trading, warehouse leasing, and within the territory of Vietnam. Therefore, the Company does not present segment reporting by business segment and by geographical area in accordance with Vietnamese Accounting Standard No. 28 - Segment Reporting.

5. ADDITIONAL INFORMATION ON THE ITEMS OF THE INTERIM SEPARATE BALANCE SHEET

5.1 Cash and cash equivalents

	30/06/2026	01/01/2026
	VND	VND
Cash on hand	276,075,498	12,564,232
Bank deposits	211,278,976	212,251,638
Total	487,354,474	224,815,870

(i) Details of Bank deposits:

	30/06/2026	01/01/2026
	VND	VND
Saigon - Hanoi Commercial Joint Stock Bank	195,342,751	195,342,751
Others	15,936,225	16,908,887
Total	211,278,976	212,251,638

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For the period ended 30 June 2026

5.2 Trade receivables

	30/06/2026 (VND)		01/01/2026 (VND)	
	Book value	Allowances	Book value	Allowances
Short-term	78,018,853,927	(77,514,837,827)	78,018,853,927	(77,514,837,827)
Thuan Thanh Cong Gia Lai Company Limited	54,001,229,781	(54,001,229,781)	54,001,229,781	(54,001,229,781)
Hung Thinh An Investment and Trading Co., Ltd	20,079,000,000	(20,079,000,000)	20,079,000,000	(20,079,000,000)
Others	3,938,624,146	(3,434,608,046)	3,938,624,146	(3,434,608,046)
Total	78,018,853,927	(77,514,837,827)	78,018,853,927	(77,514,837,827)
<i>In which: Receivables from customers are related parties (Details in Note 7.1)</i>	<i>470,016,100</i>		<i>470,016,100</i>	

5.3 Prepayments to suppliers

	30/06/2026 (VND)		01/01/2026 (VND)	
	Book value	Allowances	Book value	Allowances
Short-term	2,047,093,531	(1,731,929,531)	2,337,093,531	(1,731,929,531)
Sapa Thale Holding Joint Stock Company	900,000,000	(900,000,000)	900,000,000	(900,000,000)
Hoang Dung Investment, Production and Trading JSC	599,400,000	(599,400,000)	599,400,000	(599,400,000)
Construction No. 9 JSC	122,930,435	(122,930,435)	122,930,435	(122,930,435)
Phuoc Toan Private Enterprise	109,599,096	(109,599,096)	109,599,096	(109,599,096)
Others	315,164,000	-	605,164,000	-
Total	2,047,093,531	(1,731,929,531)	2,337,093,531	(1,731,929,531)

5.4 Other receivables

	30/06/2026 (VND)		01/01/2026 (VND)	
	Book value	Provisions	Book value	Provisions
Short-term	10,250,687,762	-	10,007,887,268	-
- Advance (*)	4,618,090,767	-	4,618,090,767	-
- Others	5,632,596,995	-	5,389,796,501	-
Total	10,250,687,762	-	10,007,887,268	-

*In which: Other receivables are related parties**(Details in Note 7.1)*

5,566,335,709

5,323,535,215

- (*) In which, the balance of Nguyen Chi Dang's advance payment is VND 4,034,402,737 arising from 2016 that has not been refunded.

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30 June 2026

5.5 Bad debts

	30/06/2026 (VND)		01/01/2026 (VND)	
	Historical cost	Overdue period	Historical cost	Overdue period
Receivables from customers				
Thuan Thanh Cong Gia Lai Co., Ltd	77,514,837,827	-	77,514,837,827	-
Hung Thinh An Investment and Trading Co., Ltd	54,001,229,781	Over 3 years	54,001,229,781	Over 3 years
Bich Hong Company Limited	20,079,000,000	Over 3 years	20,079,000,000	Over 3 years
Le Hoang Minh Co., Ltd.	3,090,492,400	Over 3 years	3,090,492,400	Over 3 years
Ngoc Phuong Nam Business Household	281,115,646	Over 3 years	281,115,646	Over 3 years
Prepayments to suppliers	63,000,000	Over 3 years	63,000,000	Over 3 years
Hoang Dung Production and Trading Investment JSC	1,731,929,531	-	1,731,929,531	-
Phuoc Toan Private Enterprise	599,400,000	Over 3 years	599,400,000	Over 3 years
Sapa Thale Holding JSC	109,599,096	Over 3 years	109,599,096	Over 3 years
Construction No. 9 JSC	900,000,000	Over 3 years	900,000,000	Over 3 years
	122,930,435	Over 3 years	122,930,435	Over 3 years
Total	79,246,767,358	-	79,246,767,358	-

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5.6 Shortage of assets awaiting resolution

	30/06/2026		01/01/2026	
	Quantity	Value (VND)	Quantity	Value (VND)
Fire protection system	1	682,642,000	1	682,642,000
Total	1	682,642,000	1	682,642,000

5.7 Inventories

	30/06/2026 (VND)		01/01/2026 (VND)	
	Historical cost	Allowances	Historical cost	Allowances
Raw materials	942,091,261	(942,091,261)	942,091,261	(942,091,261)
Tools and supplies	23,000,000	-	23,000,000	-
Finished Goods	8,565,242	(8,565,242)	8,565,242	(8,565,242)
Goods	826,149,878	(826,149,878)	826,149,878	(826,149,878)
Total	1,799,806,381	(1,776,806,381)	1,799,806,381	(1,776,806,381)

The value of inventories based on the physical count as at 30 June 2026 was VND 23,000,000, while inventories amounting to VND 1,776,806,381 were not identified during the physical count as at 30 June 2026. The Company has not yet determined the cause of the inventory shortage.

5.8 Construction in progress

	30/06/2026 (VND)		01/01/2026 (VND)	
	Historical cost	Recoverable amount	Historical cost	Recoverable amount
Pepper production line (*)	4,461,722,727		4,461,722,727	
Total	4,461,722,727		4,461,722,727	

(*) As at 30 June 2026, the Company had suspended investment in the project and had no plan to resume its implementation. Accordingly, the Company has not yet determined the recoverable amount of this item.

5.9 Prepaid expenses

	30/06/2026	01/01/2026
	VND	VND
Long-term	8,858,943,813	9,192,504,964
Prepaid land rent (*)	8,739,758,473	8,876,763,961
Cost of repairing fire pump system lot D2,5,1	-	56,924,677
Others	119,185,340	258,816,326
Total	8,858,943,813	9,192,504,964

(*) Including 2 land plots: Land plot Lot 1.5.2 Nhon Hoa Industrial Park, An Nhon town, Binh Dinh province, area 19,968 m2, usage period until July 17, 2059 and land plot Lot 2.5.1 Nhon Hoa Industrial Park, An Nhon town, Binh Dinh province, area 15,505.34 m2, usage period until July 17, 2059.

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5.10 Intangible fixed assets*Unit: VND*

	<u>Land use rights</u>	<u>Total</u>
HISTORICAL COST		
As at 01/01/2026	7,148,000,000	7,148,000,000
As at 30/06/2026	<u>7,148,000,000</u>	<u>7,148,000,000</u>
ACCUMULATED AMORTISATION		
As at 01/01/2026	-	-
As at 30/06/2026	<u>-</u>	<u>-</u>
NET BOOK VALUE		
As at 01/01/2026	7,148,000,000	7,148,000,000
As at 30/06/2026	<u>7,148,000,000</u>	<u>7,148,000,000</u>

The land use right for parcel No. 67, map sheet No. 26, located at Lang Ring 2 Village, H'Bong Commune, Chu Se District, Gia Lai Province, with an area of 28,413.8 m², as evidenced by the Land Use Right Certificate No. CD 787937, is currently pledged/mortgaged as collateral for the loan of Mr. Pham Anh Tuan.

Net book value of intangible fixed assets used as collateral to secure loans from Mr. Pham Anh Tuan as at Jun 30, 2026: VND 7,148,000,000 (as at December 31, 2025: VND 7,148,000,000).

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For the period ended 30 June 2026

5.11 Financial investments

	30/06/2026 (VND)		01/01/2026 (VND)	
	Original price	Recoverable amount	Original price	Recoverable amount
a) Investment in Subsidiaries	434,000,000,000		434,000,000,000	
Lumex Vietnam Agricultural JSC (i)	354,000,000,000		354,000,000,000	
Hung Loc Phat Gia Lai Agricultural JSC (ii)	80,000,000,000		80,000,000,000	
b) Other long-term investments	28,000,000,000		28,000,000,000	
Tan Cuong Agricultural Service Cooperative	28,000,000,000		28,000,000,000	
Total	462,000,000,000		462,000,000,000	

Resolution No. 26/2016/NQ-HĐQT dated 5 October 2016 of the Company's Board of General Directors regarding the implementation of long-term financial investments in two subsidiaries, including:

- (i) Investing in Lumex Vietnam Agricultural JSC with the amount of VND 354,000,000,000 (accounting for 83.42% of the Charter Capital of the Subsidiary);
- (ii) Investing in Hung Loc Phat Gia Lai Agricultural JSC with the amount of VND 80,000,000,000 (accounting for 88.89% of the Charter Capital of the Subsidiary);

Specifically:

- In 2016, Lumex Vietnam Agricultural JSC used its entire charter capital of VND 410 billion to purchase 3,416,666 shares of existing shareholders at Tan Hung Import-Export Trading JSC at a purchase price of VND 120,000/share, par value of VND 10,000/share and accounting for 68.33% of charter capital.
- In 2016, Hung Loc Phat Gia Lai Agricultural JSC used its entire charter capital of VND 90 billion to buy 750,000 shares of existing shareholders at Tan Hung Import-Export Trading JSC at a purchase price of VND 120,000/share, par value of VND 10,000/share and accounting for 15.00% of charter capital.
- Tan Hung Import-Export Trading JSC has a charter capital of 50 billion VND. The Company made a cash advance to Mr. Pham Thanh Binh - Former Director of the Company according to Payment Voucher No. PC00011 dated December 1, 2016, amounting to 47,634,000,000 VND. As of 30/06/2026, the above advance item has not been reversed with a value of 47,584,000,000 VND.
- As at the date of these financial statements, based on the information currently available, the Company's Board of General Directors has not yet been able to assess the recoverability of the above investments.

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5.12 Tangible fixed assets

	Buildings and Structures	Machinery, equipment	Transportation means	Office equipment	Other	Total
HISTORICAL COST						
As at 01/01/2026	98,548,988,591	7,602,169,934	3,746,829,814	116,320,000	2,883,489,046	112,897,797,385
As at 30/06/2026	98,548,988,591	7,602,169,934	3,746,829,814	116,320,000	2,883,489,046	112,897,797,385
ACCUMULATED DEPRECIATION						
As at 01/01/2026	33,113,755,239	4,547,226,098	2,882,894,224	116,320,000	2,287,775,286	42,947,970,847
Depreciation	2,121,128,274	251,053,812	61,821,203	-	96,116,304	2,530,119,593
As at 30/06/2026	35,234,883,513	4,798,279,910	2,944,715,427	116,320,000	2,383,891,590	45,478,090,440
NET BOOK VALUE						
As at 01/01/2026	65,435,233,352	3,054,943,836	863,935,590	-	595,713,760	69,949,826,538
As at 30/06/2026	63,314,105,078	2,803,890,024	802,114,387	-	499,597,456	67,419,706,945

Unit: VND

Net book value of tangible fixed assets used to secure loans as at 30/06/2026 is 66,318,229,804 VND (as at 31/12/2025: VND 68,817,301,395).

Historical cost of tangible fixed assets which are fully depreciated but still in use as at 30/06/2026 is 3,321,204,181 VND (as at 31/12/2025: VND 2,611,795,090).

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For the period ended 30 June 2026

5.12 Tangible fixed assets (Continued)

Details of tangible fixed assets as at 30 June 2026:

	History Cost as at 30/06/2026	Accumulated Depreciation as at 30/06/2026	Net Book Value as at 30/06/2026
Assets			
Buildings and Structures	98,548,988,591	35,234,883,513	63,314,105,078
Quy Nhon Agricultural Produce Warehouse	39,691,047,650	16,670,239,993	23,020,807,657
Upgrade of Goods Warehouse No. 1.2.3 in Gia Lai	11,048,827,858	6,859,480,666	4,189,347,192
Quy Nhon Agricultural Produce Warehouse – Lot D1.5.2	33,880,202,299	3,726,822,264	30,153,380,035
Other assets	13,928,910,784	7,978,340,590	5,950,570,194
Machinery, equipment	7,602,169,934	4,798,279,910	2,803,890,024
Tower-Type Corn Drying Equipment System	2,722,222,220	1,905,555,582	816,666,638
Other assets	4,879,947,714	2,892,724,328	1,987,223,386
Transportation means	3,746,829,814	2,944,715,427	802,114,387
630 kVA – 35/0.4 kV Electrical Substation – QN	1,070,506,260	1,070,506,260	-
Other assets	2,676,323,554	1,874,209,167	802,114,387
Office equipment	116,320,000	116,320,000	-
470 Stone Sofa	41,013,000	41,013,000	-
Other assets	75,307,000	75,307,000	-
Other	2,883,489,046	2,383,891,590	499,597,456
Other assets	2,883,489,046	2,383,891,590	499,597,456
Total	112,897,797,385	45,478,090,440	67,419,706,945

Unit: VND

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5.13 Borrowings

	30/06/2026 VND	Increase VND	Decrease VND	01/01/2026 VND
a) Short-term				
Mr. Pham Anh Tuan (i)	84,091,754,670	-	-	84,091,754,670
Mrs. Nguyen Thi Huyen	83,861,754,670	-	-	83,861,754,670
Mr. Tang Tuan Cuong	20,000,000	-	-	20,000,000
Mrs. Bui Thuy Anh	200,000,000	-	-	200,000,000
	10,000,000	-	-	10,000,000
b) Long-term				
Mr. Duong Quang Lu (ii)	10,577,847,519	-	792,650,000	11,370,497,519
	10,577,847,519	-	792,650,000	11,370,497,519
Total	94,669,602,189	-	792,650,000	95,462,252,189

In which,

Borrowings from related parties (Details in Note 7.1)

(i) Loan contract with collateral has interest rate for each debt receipt, loan term until April 4, 2018.

(ii) Loan contract No. 26.04/DHVVCN/HKB-DL/2021 dated April 26, 2021 of Mr. Duong Quang Lu, loan interest rate 0%.

10,577,847,519
792,650,000
11,370,497,519

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5.14 Trade payables

	30/06/2026	01/01/2026
	VND	VND
Short-term	14,235,618,370	14,181,683,853
Nhon Hoa Industrial Park Infrastructure Investment JSC	3,212,223,772	3,205,574,855
General Construction, Trade and Import-Export JSC	1,701,200,000	1,701,200,000
Minh Thuan Construction Mechanical One Member Co., Ltd	2,118,705,600	2,118,705,600
Quang Trung Mechanical and Construction JSC	1,823,809,250	1,823,809,250
Mr. Ngo Dang Tuan	1,320,000,000	1,320,000,000
Others	4,059,679,748	4,012,394,148
Total	14,235,618,370	14,181,683,853

5.15 Prepayments from customers

	30/06/2026	01/01/2026
	VND	VND
Short-term	4,769,870,295	5,166,422,295
Jameel International	1,209,778,431	1,209,778,431
Saud Sroor Jaber Business Eagent Kuwait	511,018,469	511,018,469
M/S, Karm Allouz Trading Est	467,014,395	467,014,395
Trung Nhan Service and Trading Company Limited	451,070,316	451,070,316
Others	2,130,988,684	2,527,540,684
Total	4,769,870,295	5,166,422,295

5.16 Taxes and payables to the State Treasury*Unit: VND*

	01/01/2026	Additions	Paid	30/06/2026
Payables	166,109,370	281,420,965	291,699,867	155,830,468
Short-term	166,109,370	281,420,965	291,699,867	155,830,468
Value added tax	164,998,259	281,420,965	291,699,867	154,719,357
Personal income tax	1,111,111	-	-	1,111,111

5.17 Accrued expenses

	30/06/2026	01/01/2026
	VND	VND
Short-term	71,792,939,393	66,551,579,727
Accrued interest payables	71,792,939,393	66,551,579,727
Total	71,792,939,393	66,551,579,727

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For the period ended 30 June 2026

5.18 Other payables

	30/06/2026	01/01/2026
	VND	VND
Short-term	226,168,679	226,168,679
Social insurance	155,150,010	155,150,010
Health insurance	27,328,842	27,328,842
Unemployment insurance	12,136,105	12,136,105
Others	31,553,722	31,553,722
Total	226,168,679	226,168,679

5.19 Owners' equity**a. Changes of owners' equity***Unit: VND*

	Share capital	Development and Investment Funds	Retained earnings	Total
As at 01/01/2025	515,999,990,000	15,516,904,967	(138,396,744,958)	393,120,150,009
Loss in the previous year	-	-	(12,945,354,988)	(12,945,354,988)
As at 01/01/2026	515,999,990,000	15,516,904,967	(151,342,099,946)	380,174,795,021
Loss in this period	-	-	(6,426,959,927)	(6,426,959,927)
As at 30/06/2026	515,999,990,000	15,516,904,967	(157,769,059,873)	373,747,835,094

b. Details of owners' equity

	30/06/2026	01/01/2026
	VND	VND
Duong Quang Lu	95,460,000,000	95,460,000,000
Others	420,539,990,000	420,539,990,000
Total	515,999,990,000	515,999,990,000

c. Capital transactions with shareholders and appropriation of profits and dividends

	For the period ended 30 June 2026	For the period ended 30 June 2025
	VND	VND
Shareholders' capital		
Opening balance	515,999,990,000	515,999,990,000
Increased during the period	-	-
Decreased during the period	-	-
Closing balance	515,999,990,000	515,999,990,000
Dividend, Profit distribution	-	-

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5.19 Owners' equity (Continued)**d. Shares**

	30/06/2026	01/01/2026
	Shares	Shares
Quantity of registered shares	51,599,999	51,599,999
Quantity of issued shares	51,599,999	51,599,999
Common shares	51,599,999	51,599,999
Outstanding shares	51,599,999	51,599,999
Common shares	51,599,999	51,599,999
Par value of outstanding shares (VND/ shares)	10,000	10,000

6. ADDITIONAL INFORMATION ON THE ITEMS OF THE INTERIM SEPARATE INCOME STATEMENT**6.1 Revenue from sales of goods and provision of services**

	For the period ended 30 June 2026	For the period ended 30 June 2025
	VND	VND
Revenue from provision of services	3,153,744,515	3,222,301,871
Total	3,153,744,515	3,222,301,871

6.2 Cost of goods sold

	For the period ended 30 June 2026	For the period ended 30 June 2025
	VND	VND
Cost of services rendered	1,937,406,762	1,931,802,532
Total	1,937,406,762	1,931,802,532

6.3 Financial income

	For the period ended 30 June 2026	For the period ended 30 June 2025
	VND	VND
Interest income from deposits	10,667	192,368
Total	10,667	192,368

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6.4 Financial expenses

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Interest expenses	5,241,359,666	5,241,359,667
Total	5,241,359,666	5,241,359,667

6.5 General and administrative expenses

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
General administrative expenses	2,325,866,064	2,249,984,219
Employee expenses	611,885,000	769,477,650
Office supplies expenses	17,851,320	353,782,807
Amortization and Depreciation expenses	279,360,347	633,484,544
Charges and fee	-	6,000,000
Outsourcing expenses	1,416,769,397	487,239,218
Total	2,325,866,064	2,249,984,219

6.6 Other income/ Other expenses

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Other income		
Others	204,527	27,213
Total	204,527	27,213
Other expenses		
Others	76,287,144	98,298,092
Total	76,287,144	98,298,092
Other profits	(76,082,617)	(98,270,879)

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6.7 Current corporate income tax expense

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Total accounting profit before corporate income tax	(6,426,959,927)	(6,298,923,058)
<i>Increase/ Decrease adjustment:</i>	76,287,144	98,298,092
<i>Non-Deductible Expenses</i>	76,287,144	98,298,092
Taxable Income for Corporate Income Tax	(6,350,672,783)	(6,200,624,966)
Current Corporate Income Tax Rate	17%	20%
Current corporate income tax expense	-	-
Corporate income tax expense	-	-

6.8 Production and business expenses by factors

	For the period ended 30 June 2026 VND	For the period ended 30 June 2025 VND
Employee expenses	611,885,000	769,477,650
Amortization and Depreciation expenses	2,530,119,593	2,565,287,076
Outsourcing expenses	1,103,416,913	32,838,119
Other cash expenses	17,851,320	814,183,906
Total	4,263,272,826	4,181,786,751

7. OTHER INFORMATION**7.1 Information of related parties**

Related Parties	Relationship
Hung Loc Phat Gia Lai Agricultural Joint Stock Company	Subsidiary
Lumex Vietnam Agricultural Joint Stock Company	Subsidiary
Tan Hung Trading - Import Export Joint Stock Company	Indirectly owned subsidiary
Members of the Board of Management, Board of Supervisors, Board of General Directors, other managers and close individuals in the families of these members	Significant Influence

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For the period ended 30 June 2026

7.1 Information of related parties (Continued)

During the period, the Company had the following transactions with related parties:

a. Remuneration for Boards of Management, Supervisors and General Directors

Related parties	Relationship	Transaction nature	For the period ended	For the period ended
			30 June 2026	30 June 2025
			VND	VND
Board of Management, Board of Supervisors		Remuneration, Salary	36,000,000	-
Board of General Directors		Salary	144,000,000	85,150,000
Mr. Duong Quang Lu	General Director		144,000,000	85,150,000
Total			180,000,000	85,150,000

b. Transactions with related parties

Related parties	Relationship	Transaction nature	For the period ended	For the period ended
			30 June 2026	30 June 2025
			VND	VND
Loan repayment			792,650,000	1,195,229,925
Mr. Duong Quang Lu	Chairman of the Board	Loan repayment	792,650,000	1,195,229,925

c. Related Party Balance

Related parties	Relationship	Transaction nature	30/06/2026	01/01/2026
			VND	VND
Trade receivables			470,016,100	470,016,100
Hung Loc Phat Gia Lai Agricultural Joint Stock Company	Subsidiary	Trade receivables	470,016,100	470,016,100
Other receivables			5,566,335,709	5,323,535,215
Hung Loc Phat Gia Lai Agricultural Joint Stock Company	Subsidiary	Other receivables	93,702,000	93,702,000
Tan Hung Trading - Import Export Joint Stock Company	Subsidiary	Other receivables	5,444,287,783	5,201,487,289
Lumex Vietnam Agricultural Joint Stock Company	Subsidiary	Other receivables	28,345,926	28,345,926

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For the period ended 30 June 2026

7.2 Comparative figures

Comparative figures on the interim separate balance sheet and related notes are taken from the separate financial statements for the year ended 31 December 2025 which are audited by CPA VIETNAM Auditing Company Limited - A Member of INPACT.

Comparative figures in the interim separate income statement, interim separate cash flow statement and related notes are taken from the interim financial statements for the period ended June 30, 2025 which are reviewed by CPA VIETNAM Auditing Company Limited - A Member of INPACT.

Hanoi, August 17, 2026

**Chairman of Board of
Management & General Director**

Preparer

Chief Accountant


Trinh Thi Diem



Trinh Thi Diem



Duong Quang Lu



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